

Planning Board Agenda for

City of Manchester, New Hampshire

Planning Board

Held on: February 9, 2006 at 6:00 p.m.

One City Hall Plaza

Manchester, NH 03101

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MANCHESTER PLANNING BOARD

PUBLIC HEARING/LIMITED BUSINESS MEETING

Thursday, February 9, 2006 – 6:00 p.m.

City Hall, Third Floor - Aldermanic Chambers

I. PUBLIC HEARING:

Subdivision, Site Plan/Planned Development, and Conditional Use Applications (See Enclosed)

(Continued from January 12, 2006, and January 26, 2006):

1. S-03-2006 Property located on South Beech Street and Bradley Street, an application to subdivide 18.9 acres into a lot of 7.3 acres and a lot of 11.5 acres – Joseph M. Wichert for Roman Catholic Bishop of Manchester, a corporate sole
2. SP-03-2006 Property located at 167 & 183 Silver Street, an application for site plan and planned development approval for the construction of two (2) townhouse buildings containing fifteen (15) dwelling units – KNA for KAM Development, LLC and Francis & Jeanne Coleman
3. SP-04-2006 Property located at 1015 & 1019 Second Street & 760 S. Main Street, an application for site plan approval for the construction of a 3,925 sq. ft. convenience store, twelve (12) vehicle fueling stations, and a drive-through car wash – MHF Design Consultants, Inc. for ExxonMobil Corporation

With respect to the applications below, appropriate materials have been submitted to invoke the jurisdiction of the Board. Although additional information may be required prior to final consideration, it is the recommendation of the staff that the Planning Board *accept* the applications and conduct a Public Hearing. A motion would be in order.

4. S-05-2006 Property located at 31 Trolley Street, an application to subdivide property to create two (2) single family building lots – Eric Mitchell & Assoc., Inc. for Trolley Cross Development Corp.
5. S-06-2006 Property located at 55 & 67 Violet Street, an application to subdivide property by adjusting a property line, without creating a new lot – Granite State Surveying, Inc. for Edward Mullins, Jr. and Monique Grouin

6. S-08-2006 Property located at 1832 Candia Road, an application to subdivide property by adjusting a property line without creating a new lot – Joseph M. Wichert for Richard Exline
7. SP-01-2006 Property located at 835 Gold Street, an application for site plan approval to occupy the property as a large truck and heavy equipment sales, rental and repair facility – Woodland Design Group for 835 Gold Street Realty LLC
8. CU-01-2006 Property located at 835 Gold Street, an application for a conditional use permit for a change in use from distribution facility to large truck and heavy equipment sales, rental and repair facility - Woodland Design Group for 835 Gold Street Realty LLC
9. PD-02-2006
SP-05-2006 Property located at 1095 Bodwell Road, an application to create a planned development consisting of seven (7) residential structures, and for site plan approval for the construction of twenty-eight (28) units (26 attached townhouses, and 2 single family dwellings) - Woodland Design Group for William Socha Development LLC
10. SP-06-2006 Property located at 350 Gay Street, an application for site plan approval for the construction of a 2-story, 34,817 sq. ft. building addition – Northpoint Engineering, LLC for Central Paper Co.
11. CU-08-2006 Property located at 350 Gay Street, an application for a conditional use permit to reduce parking from the required number of spaces to accommodate an expansion to a distribution facility - Northpoint Engineering, LLC for Central Paper Co.
12. CU-05-2006 Property located at 222 River Road, an application for a conditional use permit to reduce parking from the required number of spaces, and occupy with medical office space – Stebbins Commercial Properties, Inc. for Dr. Paul Thompson
13. SP-16-2005
(Amendment) Property located at 175 Lincoln Street, an application to amend an approved site plan by converting warehouse space to office space – 175 Lincoln Street LLC
14. CU-06-2006 Property located at 175 Lincoln Street, an application for a conditional use permit to reduce parking from the required number of spaces, as a result of a modification to the approved site plan by converting warehouse space to office space - 175 Lincoln Street LLC

II. LIMITED BUSINESS MEETING:

15. S-06-2006 Property located at 55 & 67 Violet Street, an application to subdivide property by adjusting a property line, without creating a new lot – Granite State Surveying, Inc. for Edward Mullins, Jr. and Monique Grouin

[Recommendation Enclosed]

16. S-08-2006 Property located at 1832 Candia Road, an application to subdivide property by adjusting a property line without creating a new lot – Joseph M. Wichert for Richard Exline
[Recommendation Enclosed]
17. CU-08-2006 Property located at 350 Gay Street, an application for a conditional use permit to reduce parking from the required number of spaces to accommodate an expansion to a distribution facility - Northpoint Engineering, LLC for Central Paper Co.
18. CU-05-2006 Property located at 222 River Road, an application for a conditional use permit to reduce parking from the required number of spaces, and occupy with medical office space – Stebbins Commercial Properties, Inc. for Dr. Paul Thompson
19. SP-16-2005 (Amendment) Property located at 175 Lincoln Street, an application to amend an approved site plan by converting warehouse space to office space – 175 Lincoln Street LLC
20. CU-06-2006 Property located at 175 Lincoln Street, an application for a conditional use permit to reduce parking from the required number of spaces, as a result of a modification to the approved site plan by converting warehouse space to office space - 175 Lincoln Street LLC
21. Any other business items from Staff or Board.